



TOWN CLERK

Kandy L. Lavallee
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1195
clerks@graffon-ma.gov



2021 00152080

CERTIFICATE OF NO APPEAL

Bk: 68408 Pg: 229

Page: 1 of 3 10/29/2021 11:01 AM WD

DECISION: GRAFTON ZONING BOARD OF APPEALS
877- Special Permit

PETITIONER: Victoria Gonzalez
45 Waterville Street, North Grafton, MA 01536

OWNER: Victoria Gonzalez
45 Waterville Street, North Grafton, MA 01536

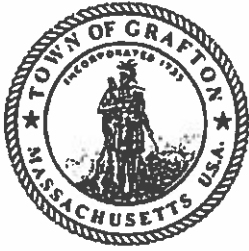
DEED REFERENCE: 4 Gloucester Road
Assessor's Map 36, Lot 53
Worcester District Registry of Deeds
Book 53188, Page 61

This is to certify that the Decision of the Grafton Zoning Board of Appeals to add a 2nd story addition, a front porch, and replace the existing garage on a pre-existing, non-conforming structure, within the front and side setback at property located at 4 Gloucester Road, North Grafton. The Decision was duly recorded in the Town Clerks office on October 7, 2021 at 12:53 pm.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on October 27, 2021.

A true copy, ATTEST:

Kandy L. Lavallee
Kandy L. Lavallee, Town Clerk
Grafton, MA



Office of the Zoning Board of Appeals
30 Providence Road
Grafton, Massachusetts 01519

Phone: (508) 839-5335 x 1154 - Fax: (508) 839-4602
koshivosk@grafton-ma.gov
www.grafton-ma.gov

THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

Thursday, September 30, 2021

Case Number:

2021 / 877

Special Permit

VICTORIA GONZALEZ

of 45 WATERVILLE STREET requesting that the Zoning Board of Appeals grants a Special Permit
for

TO ADD A 2ND STORY ADDITION, A FRONT PORCH, AND REPLACE THE EXISTING
GARAGE ON A PRE-EXISTING, NON-CONFORMING STRUCTURE, WITHIN THE FRONT
AND SIDE SETBACK.

At their duly held meeting Thursday, September 30, 2021 the Zoning Board of Appeals took the following action

Motion was made by Mr. Yeomans and seconded by Vice Chair - Ms. Desrosiers

That the Zoning Board of Appeals grant a Special Permit to VICTORIA GONZALEZ

at 4 GLOUCESTER ROAD GRAFTON MA

TO GRANT THE SPECIAL PERMIT FOR THE ADDITION OF THE 2ND FLOOR PER THE PLOT
PLAN DATED 8/17/2021.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1954.
- F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.
- F3. THE R20 ZONE REQUIRES 140 FT. OF FRONTAGE.
- F4. THE LOT HAS 100 FT. OF FRONTAGE.
- F5. THE R20 ZONE REQUIRES A 20,000 SQ. FT. LOT.
- F6. THE LOT IS 15,917 SQ. FT.
- F7. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 22.5' OFF THE FRONT YARD SETBACK.
- F8. THE R20 ZONE REQUIRES A 15' SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 5.6' OFF THE SIDE LOT LINE.
- F9. THE CURRENT USE IS A SINGLE FAMILY HOME.
- F10. THE CURRENT HOME IS A 3 BEDROOM, 2 BATH HOME, PROPOSED HOME IS A 4 BEDROOM, 3 BATH HOME.

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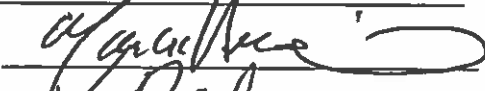

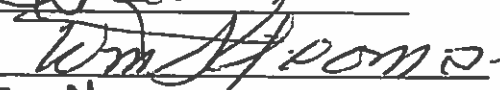

F11. THE NEIGHBORHOOD CONSISTS OF PRIMARILY OF SINGLE FAMILY RESIDENTIAL USES.
BASED ON FINDINGS F9-F11 THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.
THE LOT IS NOT IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT, (WSPOD) AND THEREFORE THE
50% EXPANSION LIMIT IN THE WSPOD DOES NOT APPLY.

On a roll-call vote:

Chairman: Yes	Member 2: Yes
Vice Chairman: Yes	Alternate 1: Present at Hearing
Clerk: Yes	Alternate 2: Present at Hearing
Member 1: Yes	

Motion Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman	
Marianne Desrosiers, Vice Chairman	
Kay Reed, Clerk	
William Yeomans, Member	
Brian Waller, Member	
Peter Adams, Alternate Member	_____
Mitali Biswas, Alternate Member	_____

A true copy;

Attest:


Kandy L. Lavallee, Town Clerk
Grafton, MA